

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
FEBRUARY 7, 2012**

CALL TO ORDER	A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Board members present was Gina Klempel, Terry Kramer and Gary Krueger. Scott Hollinger and Mark Hash had excused absences. Allison Mouch, Bailey Minnich and BJ Grieve represented the Flathead County Planning & Zoning Office. There were two people in the audience.
APPROVAL OF MINUTES	Klempel motioned and Kramer seconded to approve the January 3, 2012 minutes as submitted. The motion passed unanimously.
PUBLIC COMMENT <i>(not related to agenda items)</i>	None.
CLARIFICATION FOR THE RECORD	Grieve gave a brief summary regarding the applicants written request to postpone FCU-11-10 for the board. He also spoke of the procedure staff will follow for the proposal to be considered at the March 6, 2012 public hearing.
CONDITIONAL USE PERMIT JOHN LEDYARD COOKING CLASSES <i>(FCU-11-10)</i>	A request by John Ledyard for a Conditional Use Permit that would allow the expansion of an existing conditional use permit (#FCU-11-06), to allow catering classes be taught as an extension of the previously approved use, a catering business home occupation. The property is located at 280 Twin Bridges Road within the Blanchard Lake, AG-40 (Agricultural) Zoning District. The applicant requested to postpone the proposal until the March 6, 2012 public hearing.
CONDITIONAL USE PERMIT MBM INVESTMENTS <i>(FCU- 11-11)</i>	A request by MBM Investments for a Conditional Use Permit to allow expansion of existing non-conforming uses on two parcels which will include enlarging the design and manufacturing facility on the southern lot as well as increasing storage capacity within the facility on the northern lot and improving parking and site circulation. The properties are located at 7545 and 7583 Montana Highway 35 within the Bigfork, B-3 (Community Business) Zoning District
STAFF REPORT	Bailey Minnich reviewed Staff Report FCU-11-11 for the board.
BOARD QUESTIONS	None.

**APPLICANT
PRESENTATION**

Bob Erickson, Jackola Engineering, represented the applicant. He stated staff did an excellent job on the staff report and agreed with the conditions including the additional one that the Bigfork Land Use Advisory Committee (BLUAC) recommended.

**BOARD
QUESTIONS**

Klempel asked if he had stated he was in agreement with BLUAC's condition that recommended the installation of 'up-blast ventilation'.

**APPLICANT
RESPONSE**

Erickson said yes that was something they had planned for the project.

**AGENCY
COMMENTS
PUBLIC
COMMENT**

None.

Tina Oliphant, represented Montana West Economic Development, 314 Main Street, stated they support the project and the impacts it would do for the citizens of the county. The expansion would provide the opportunity for the organization to grow and create very good jobs. She reinforced their support of the project.

**APPLICANT
REBUTTAL**

None

**STAFF
REBUTTAL**

None.

**BOARD
DISCUSSION**

Kramer stated he had an issue with BLUAC's added condition. He felt they should not be putting building code issues through the Planning & Zoning Office. He would not recommend they put that condition on the permit.

Klempel and Krueger agreed.

**MOTION TO
ADOPT F.O.F.
(FCU-11-11)**

Kramer made a motion seconded by Klempel to adopt staff report FCU-11-11 as Findings-of-Fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.,
(FCU-11-11)**

On a roll call vote the motion passed unanimously.

**MOTION TO
APPROVE
(FCU-11-11)**

Kramer made a motion seconded by Klempel to adopt staff report FCU-11-11 and approve the conditional use permit with the 11 conditions as stated.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
APPROVE
(FCU-11-11)**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

None.

NEW BUSINESS

None

ADJOURNMENT

The meeting was adjourned at approximately 6:15 p.m. on a motion by Klempel. The next meeting will be held at 6:00 p.m. on March 6, 2012.



Scott Hollinger, Chairman



Mary Fisher, Recording Secretary

APPROVED AS SUBMITTED / CORRECTED: 4 / 3 / 12